

Offering Memorandum

CVS

250 West 144th Street
Riverdale, Illinois 60827

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RETAIL • NET LEASED • HEALTHCARE
MIXED-USE

Marcus & Millichap

INVESTMENT HIGHLIGHTS

- Approximately 10 and a Half Years Remaining on a Corporately Guaranteed Lease | No Landlord Responsibilities
- Strong 33 Percent Increase in Rent for the First Two Option Periods
- Replaceable Rents of \$13.91 per Square Foot
- Located on Signalized, Hard Corner Intersection
- One Minute Walk from Metra Ivanhoe Station | Electric Line | 8,149,693 Annual Ridership
- Excellent Visibility | Over 450 Feet of Frontage Along 144th Street and Atlantic Avenue
- Property Features a Drive-Thru, Adding Value and Flexibility to Existing or Future Tenant
- Excellent Demographics | Population of 119,996 Within Three Miles of Subject Property



25-Year
Lease



Corporate
Guarantee



Near Metra
Station



Highly
Populated



CVS

250 West 144th Street, Riverdale, Illinois 60827

Price	\$2,829,233
Cap Rate	6.00%
NOI	\$169,754
Price/Square Foot	\$231.90
Gross Leasable Area	12,200 SF
Year Built	2004
Lot Size	1.15 Acres +/-
Parcel Number	29-04-320-013
Type of Ownership	Fee Simple
Parking	50 Surface Spaces +/-

LEASE SUMMARY

Lease Type	NNN
Lease Guarantor	Corporate
Roof & Structure	Tenant
Rent Commencement	1/1/2005
Rent Expiration	2/1/2027
Lease Expiration	1/31/2030
<small>(Seller shall issue a credit at closing in the amount equal to the current scheduled annual rent)</small>	
Options	10 (5) Year Options
Option to Terminate	No
Option to Purchase	Right of First Refusal

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$169,754	\$13.91
Fixed Rate Extension 1	2/1/2030	\$226,522	\$18.57
Fixed Rate Extension 2	2/1/2035	\$226,522	\$18.57
Option 3-10	2/1/2040	Fixed or FMV	-
<small>Notes: Rent in options 3-10 will remain fixed or FMV as determined by an appraiser</small>			

TENANT OVERVIEW



cv.com

- Largest Pharmacy Health Care Provider in the United States
- 9,900 Plus Retail Locations in 49 States and Four Countries
- \$194,576 Billion in 2018 Net Revenue, Up Five Percent from 2017
- 2.5 Billion Prescriptions Managed Annually
- Five Million Customers Served by CVS Pharmacy Each Day
- Headquartered in Woonsocket, Rhode Island

Tenant	CVS
Guarantor	CVS Corporation
Number of Locations	9,800+
Stock Symbol Board	CVS NYSE
Credit Rating Agency	BBB Standard & Poor's

LEASE ABSTRACT

	Responsible Party	Notes
Roof	Tenant	
Structure	Tenant	
Parking Lot	Tenant	
HVAC	Tenant	
Taxes	Tenant	Paid as additional rent
Insurance	Tenant	Paid as additional rent
CAM	Tenant	Paid as additional rent
Option to Terminate	No	



AERIAL | RIVERDALE



Prairie Park

Riverdale School

Park Elementary School

Ivanhoe Park

FAMILY DOLLAR
CHASE

boostmobile

Dolton Early Childhood Center

ME Line | Ivanhoe Stop
8,149,693 Annual Ridership
Metra

W 144th St
9,350 VPD

Public Library

Ivanhoe Park District

Subject Property

Franson Park



REGIONAL MAP

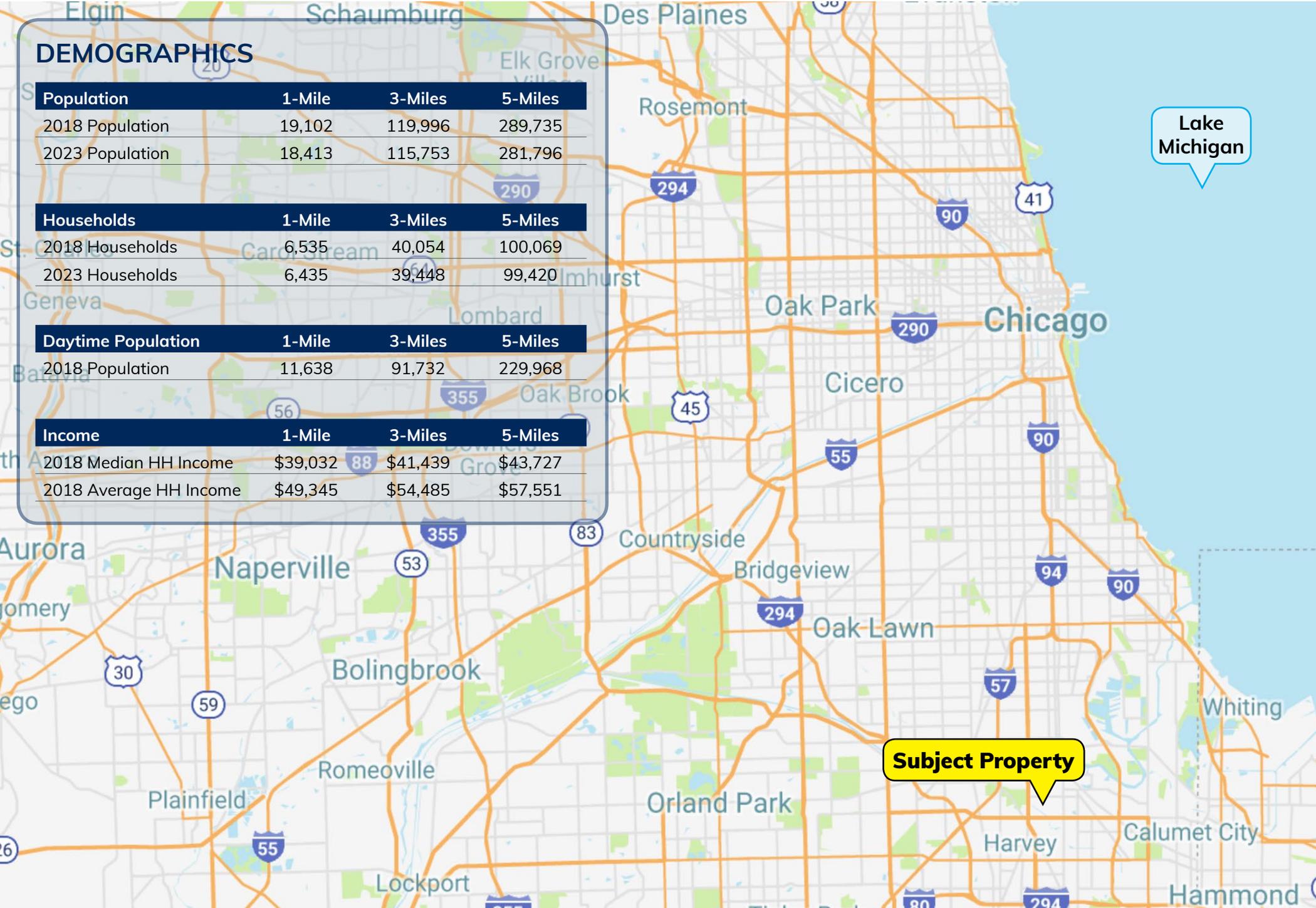
DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2018 Population	19,102	119,996	289,735
2023 Population	18,413	115,753	281,796

Households	1-Mile	3-Miles	5-Miles
2018 Households	6,535	40,054	100,069
2023 Households	6,435	39,448	99,420

Daytime Population	1-Mile	3-Miles	5-Miles
2018 Population	11,638	91,732	229,968

Income	1-Mile	3-Miles	5-Miles
2018 Median HH Income	\$39,032	\$41,439	\$43,727
2018 Average HH Income	\$49,345	\$54,485	\$57,551



Lake Michigan

Subject Property



CVS

26W212 Geneva Road, Winfield, Illinois 60190

Price	\$5,534,200
Cap Rate	6.00%
NOI	\$332,052
Gross Leasable Area	10,980 SF

*CVS Riverdale is being offered for sale by the same seller as CVS Winfield. Contact agent for further details.



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swpropertyadvisors.com

MATTHEW EMERICK

ASSOCIATE
Chicago Oakbrook
(630) 570-2173
matthew.emerick@marcusmillichap.com
IL 475.183047

SEAN SHARKO

SENIOR VICE PRESIDENT INVESTMENTS
Chicago Oakbrook
(630) 570-2238
sean.sharko@marcusmillichap.com
IL 471.010712
WI 75784-94

AUSTIN WEISENBECK

SENIOR VICE PRESIDENT INVESTMENTS
Chicago Oakbrook
(630) 570-2169
austin.weisenbeck@marcusmillichap.com
IL 475.140200
WI 76206-94

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MIXED-USE

Marcus & Millichap



STEVEN WEINSTOCK

BROKER OF RECORD
Chicago Oakbrook
(630) 570-2250
(630) 570-2323 fax
steven.weinstock@marcusmillichap.com
IL 471.011175